



OFFICE OF THE MAYOR
CITY OF CHICAGO

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CONTACT:

Mayor's Press Office

(312) 744-3334

press@cityofchicago.org

Department of Planning and Development (DPD)

(312) 744-9267

LGBTQ-FRIENDLY AFFORDABLE HOUSING PROPOSED FOR LOGAN SQUARE

An 88-unit, LGBTQ-friendly housing development would be built in Logan Square through financial assistance proposed to City Council today by Mayor Rahm Emanuel.

Planned for the northeast corner of Milwaukee and Campbell Avenues by the non-profit Metropolitan Housing Development Corp., the \$23.6 million John Pennycuff Memorial Apartments would include a mix of studio, one- and two-bedroom affordable apartments targeted towards LGBTQ tenants.

Forty-one of the units in the triangular, seven-story building would be offered to residents with incomes up to 60 percent of area median income and the remainder would be leased to Chicago Housing Authority (CHA) tenants. On-site amenities would include a community room, laundry facilities, management offices, an outdoor patio, and ground-floor commercial space.

City support would include up to \$16 million in Multi-Family Housing Revenue Bonds for construction financing and \$564,000 in Low Income Housing Tax Credits that would generate \$5.7 million in equity for the project. Additional funding would include \$12 million in capital funds from the CHA and a private mortgage loan.

Designed by CSA Partners LTD, the brick and fiber cement-clad building would be named for LGBTQ rights activist John Pennycuff, who died in 2012.

Another City-supported LGBTQ-friendly housing complex, Town Hall Apartments, opened in Lake View in 2014.

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NEW SENIOR CENTER PROPOSED FOR NORTH LAWNSDALE

A \$3.7 million senior center would be built in North Lawnsdale through a proposal introduced today to City Council by Mayor Rahm Emanuel.

The proposal would amend the deed on formerly City-owned land at 3739 W. Ogden Ave. currently being used as a parking lot. The amendment would enable the lot owner, Lawnsdale Christian Health Center, to construction the 20,000-square-foot senior facility on the site, including a kitchen, dining room, physical therapy room, game room, exercise room, library, health clinic space and offices.

Founded in 1984, the Lawnsdale Christian Health Center is a community-based nonprofit organization that provides primary care services to residents of Chicago's West Side.

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PROPERTY TAX INCENTIVE WOULD SUPPORT REHAB OF FULTON-RANDOLPH MARKET DISTRICT BUILDING

A Class L property tax incentive would support the \$18.4 million rehabilitation of a two-story commercial building in the Fulton-Randolph Market District under a plan introduced to City Council today by Mayor Emanuel.

ASB 939 Fulton LLC would use the Class L tax incentive to support improvements to 933-943 W. Fulton Market, including masonry and window repairs and the addition of a third story. An estimated 75 permanent and 50 temporary jobs are expected from the project.

The building was originally built in 1915 for Wm. Schukraft & Sons, manufacturers of wagon and truck bodies. By 1928, it was repurposed and housed meat and poultry wholesalers.

The Fulton-Randolph Market District was approved as an official landmark district by City Council in September 2015. Consisting of 87 contributing buildings, the district encompasses Chicago's oldest and last remaining public market occupied by wholesale produce vendors and meatpacking outlets.

The Class L tax incentive lowers the rate on designated landmarks or a contributing building in a landmark district undergoing significant rehabilitation. The incentive would reduce taxes on the property by an estimated \$4.8 million over 12 years.

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